

WTC 9109910-SH

THIS SPACE

2011-009229

Klamath County, Oregon



08/10/2011 03:14:01 PM

Fee: \$42.00

After recording return to:

KEVIN M. COMSTOCK

1279 BUCK ISLAND DRIVE

KLAMATH FALLS, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

KEVIN M. COMSTOCK

1279 BUCK ISLAND DRIVE

KLAMATH FALLS, OR 97601

Escrow No. MT90990-SH

Title No. 0090990

SWD1 r.041111

STATUTORY WARRANTY DEED

CHRISTOPHER C. BOIVIN and AMY E. BOIVIN, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

KEVIN M. COMSTOCK,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$245,000.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2011-2012 Real Property Taxes a lien not yet due and payable.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

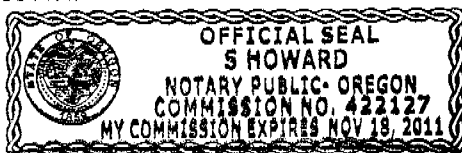
Dated this 8 day of August, 2011.

CHRISTOPHER C. BOIVIN

AMY E. BOIVIN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 8, 2011 by CHRISTOPHER C. BOIVIN and AMY E. BOIVIN.



(Notary Public for Oregon)

My commission expires 11-18-11

422127

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 1, Block 3, Tract 1091, LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with the vacated portion of Arrowhead Road (30 feet wide) adjoining, more particularly described as follows:

Beginning at a point on the Westerly line of said Lot 1, said point being North 18 degrees 21' 42" East a distance of 73.71 feet from the Southwest corner of said Lot 1; thence North 18 degrees 21' 42" East along the West line of Lot 1, a distance of 83.87 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 134.26 feet; thence Northeasterly along said curve a distance of 51.57 feet (chord of said curve bears North 29 degrees 22' 00" East, with a length of 51.26 feet); thence North 40 degrees 22' 18" East a distance of 73.56 feet; thence South 00 degrees 05' 51" West, along a line parallel with and 30 feet distant from the East line of Block 3, a distance of 180.48 feet; thence North 89 degrees 54' 09" West a distance of 98.90 feet, to the point of beginning.

TOGETHER WITH that portion of vacated Arrowhead Road which inured thereto by order recorded February 12, 2002 in Volume M02, page 45668.